

Planning Commission Minutes – July 9, 2019

The Planning Commission met on the above date at 7:00 p.m. in the Administrative Services Building, 304 N. Church Street, Bowling Green, Ohio.

Members Present: Jeff Betts, Judy Ennis, Gary Hess, Ryan Holley, Kris Phillips and Erica Sleek

Members Absent: Will Airhart, Richard Michel and Nathaniel Spitler

Minutes: Minutes from the June 5, 2019 Planning Commission meeting were approved as corrected.

LOBBY VISITATION

Mr. Betts asked if anyone wished to come forward and speak to the commission. Due to no interest, the time for lobby visitation was closed.

PUBLIC HEARING

Mr. Betts read the request for the review of the S-District Site Plan with waiver requests for the construction of a new Wood County Senior Center at 140 South Grove Street.

Ms. Saylor advised that the parcels where the Wood County Senior Center would be located are zoned as a Special District so it does require Planning Commission approval which includes a public hearing requirement. This project consists of the construction of a 34,566 square foot building which would be used as a senior center and adult daycare facility for the local community. She said the plan has been signed and approved by the required staff, which includes the City Engineer, Public Works Director, Utilities Director, Electric Superintendent and the Fire Chief. She explained she cannot issue the permit until the Planning Commission reviews the plans and approves them. Ms. Saylor said that adjoining property owners were notified through a letter in the mail explaining when the public hearing would be held, as required by the City Ordinances.

Ms. Saylor described the waiver requests, which can only be approved by Planning Commission. The three waivers were described as follows:

1. To allow parking within the front yard setback on both South Grove Street and Buttonwood Avenue.

2. A reduction in the amount of parking required. The project is proposing 82 parking spaces instead of the required 179 parking spaces.
3. Not to provide the required 4 foot solid fence or live screening along the driveways and parking areas that abut residential zoned properties.

Ms. Sayler said City staff is supportive of all of the waivers, as long as the neighbors have indicated they are in approval of the waiving of the screening requirement.

The civil engineer for the project, Jeremy Cook with the Mannik and Smith, explained the project in more detail, stating that Ms. Sayler covered much of the project in her report. Mr. Betts asked what the current number of spaces are at the existing Senior Center. Mr. Cook said there are currently 20 parking spaces available and Mr. Betts stated even with the waiver request there will be many more spaces available than what is currently available.

Several residents in the neighborhood had questions that pertained to fencing, water retention and detention, building design, noise, landscaping, lighting, parking on and off-street, traffic concerns, and the walkability of the site to the surrounding area. The residents who asked questions were Jim and Penny Evans (203 Buttonwood Avenue), Per Broman (149 Buttonwood Avenue), Mark Heider (403 West Wooster Street), Ed O'Donnell (323 West Wooster Street), Jeff Snook (315 West Wooster Street) Nichole Carpenter (125 Buttonwood Avenue) and Larry Nader (307 West Wooster Street).

In response to the questions regarding the removal of chain link fencing along the southern property line, Jeremy Cook advised that they could keep the fence, since it sounded like that is what the neighbors want. Mr. Betts then clarified with the neighbors in attendance that they are ok with the fence staying and the neighbors agreed to.

Mr. Betts asked for further discussion around the waiver for the screening requirement, since the applicants had indicated the neighbors were for the removal of the requirement. Jeff Snook, 315 West Wooster Street, agreed that live plantings would be nice, but that he would also like to still have access to use the gate that is located on his property. He stated he is glad the Senior Center will be a new addition to their neighborhood and he is sure it will be well maintained. He also expressed that he has no issues with any of the other waivers.

Larry Nader, 307 West Wooster Street, stated he is quite pleased with the plans that he has seen and he thinks this is great. He also would like gate access and is in approval of waiving the screening requirement.

Ed O' Donnell, 323 West Wooster Street, came forward and explained his property is located to the north side of this project. He stated he would not be opposed to live fencing such as bushes or low trees abutting his fence, however, he just wanted to make sure the area would be maintained and

trimmed as needed and that he would still have access through his gate. He also was concerned about noise from the AC unit. He stated he is happy the project is going on, but he just had a few concerns. Denise Niese, Executive Director of The Wood County Committee on Aging, advised they contract with D & D Landscaping at this time to keep the property maintained and will continue to do so. Project architect, Jeff Brummel of Duket Architects, stated they researched the quietest models for AC units and it will be surrounded by a fence.

Nichole Carpenter, 125 Buttonwood Avenue, asked what would be planted along the northwest corner of the property where she lives and she wondered if the dumpster would be screened. Mr. Cook indicated *Spiraea betulifolia* will be planted and that the dumpster would be screened.

Forrest Blake, 145 Buttonwood Avenue, said he met with the project engineer and Ms. Niese about splitting the cost of a 6 foot tall privacy fence along the southern property line where he lives. He provided a copy of an email exchange showing they would agree to split the cost and therefore stated he was okay with the waiver request for screening. Mr. Blake added that he was concerned about lighting and Mr. Brummel said the lighting will be concentrated to the site.

Questions arose in regard to potential drainage issues and Ms. Saylor reaffirmed with the Planning Commission that the City Engineering Division had reviewed and approved the stormwater drainage plan. Jim Evans, 203 Buttonwood Avenue, said he is very concerned about his property since his property has been ponding nearly all spring and summer. Mr. Cook said this was an unusually wet summer and that the Senior Center site is required to retain their own water on-site, which is being done through two separate detention ponds and piping to the storm sewer. He said this is the most common way to account for storm water in all the projects he works on as a civil engineer. He has never heard of lining a detention pond, as Mr. Evans suggested be done. When the former building was up, there was not stormwater detention.

Mr. Evans also said he is very concerned about the increase in traffic and the lack of parking on-site and off-site. Mr. Cook said there will be 3 total curb cuts, with two from South Grove Street (one is existing), and one from Buttonwood Avenue. The existing curb cut from Buttonwood Avenue would be closed to prevent the ability to speed straight through the site. He stated neighbors use on-street parking now and it seems unfair to have to lose that option with limited parking available. Ms. Niese said the Wood County Committee on Aging is working on a shared parking agreement with the First Presbyterian Church. Mr. Betts said this seems that this seems to be talking about a problem that is not a problem and beyond their site review. He suggested City officials could revisit regulations on off-street parking if this may turn into a real problem.

Penny Evans, 203 Buttonwood Avenue, said she had hoped the beautiful old gingko trees could be saved. Mr. Cook said they looked at saving any trees they could, but given the size of the site it was impossible to keep the trees and fit the needs of the building, parking, and storm water. They will be planting at least 14 shade trees and have a generous landscaping plan all around the perimeter of the site and building. She also asked how the site would be interconnected to other properties, so people can walk and bike there. Ms. Niese said there are existing sidewalks around the area and there will be a bike rack. Mr. Cook also said the former curb cut along Buttonwood Avenue will be a sidewalk into the site and the building is surrounding by sidewalks.

Mark Heider, 403 West Wooster Street, came forward to express his approval of the new Senior Center. He stated he is trusting that the estimates were accurate for the parking waiver and he is glad to see this happening for the benefit of the community. He feels this is a great thing for the senior citizens to have a modern building that is handicap accessible.

Ms. Niese explained that there will be a higher volume of people at the new Senior Center, although the parking they have asked for is adequate to take care of those numbers. She advised not everyone drives themselves to the Senior Center. Some individuals get dropped off, some carpool and they also have a bus that brings people in. She advised there will be BGSU students working at the facility at different hours, however, people do not come in at 8:30 a.m. and stay all day. She went on to explain that senior centers serve as active communities for older adults, but they do have lives beyond the senior center, so they often visit for specific things they want to do. The highest traffic will be between 11:15am and 1:30pm, Monday through Friday. She advised that is the time for the lunch crowd where they serve approximately 85 people coming in for lunch. She said they will likely be extending their lunch service time, but that is still in the planning stages. Most nights on Tuesday, Wednesday and Thursday there are only 25-40 cars per night on a regular basis. She feels what they are projecting will meet their needs for parking because it is a transient daily in and out. She also advised there are only 14 employees that come in every day and stay all day. She said, as stated prior, there will be a formal agreement with the adjacent church for the use of parking for overflow as needed.

Ryan Holley moved, and Judy Ennis seconded, that the S-District Site Plan with waivers be approved as submitted. This was approved by a roll call vote from Jeff Betts, Judy Ennis, Gary Hess, Ryan Holley, Kris Phillips and Erica Sleek.

REZONING REQUEST

Mr. Betts read the rezoning request for 1.72 acres known as parcel number B07-511-300203018000 and 0.32 acres known as parcel number B07-511-

300203018001 from S-1 Planned Residential to R-2 Single Family Residential zoning classification. Howard & Linda Gray, applicants.

Mr. Betts set this item for public hearing at the August 7, 2019 Planning Commission meeting.

S-DISTRICT SITE PLAN

Mr. Betts read introduced the request to review of the S-District Site Plan with waiver requests for the construction of a new Menards with waiver requests on South Main Street, identified as Parcel Number B08-510-360201019000.

Mr. Betts set this item for public hearing at the August 7, 2019 Planning Commission meeting.

ORDINANCE AMENDMENT

Mr. Betts read the proposed ordinance amendment to Section 150.55, Off-Street Parking, to add a parking lot buffer when located in the front yard setback along the Main and Wooster Street corridors.

Mr. Betts set this item for public hearing at the August 7, 2019 Planning Commission meeting

Representative to Zoning Board of Appeals

Ms. Ennis advised that a new member of the Zoning Board of Appeals had been appointed and his name is Nathan Eberly.

Ms. Ennis said they had an election of officers at the meeting and the appointed Rose Hess to be secretary, Hobart Johnson to be the vice-chair and she was appointed as chairperson.

There were 2 variances heard at this meeting which were read as follows:

Vicki Prenzlin, 1721 Dolly Drive, requested a variance to construct an 8 foot by 12 foot accessory structure (already constructed), which would encroach 7 feet 4 inches into the 10 foot required setback from the primary structure.

Carol Wollam, 1725 Dolly Drive, requested a variance to construct an 8 foot by 12 foot accessory structure (already constructed), which would encroach 10 feet into the 10 foot required setback from the primary structure.

Ms. Ennis advised these variances were approved because after reviewing the purchase agreements from the contractor it showed that these structures were part of the original plan. She said the homeowners had no idea that they needed permits for the structures the contractor had promised them in their agreements.

Planning Department

Ms. Sayler advised that total zoning permits are slightly higher this year compared to this time last, 233 compared to 194. There were 14 single-family housing starts so far this year compared to 22 from last year at this time and 3 commercial building permits, which is the same as last year. There is 1 industrial permit for this year and 5 institutional projects.

Ms. Sayler advised there are several permits currently under review or on hold for the following companies; Lmaries (333 South Main Street), Modular Classrooms being added to 1020 Scott Hamilton and 542 Haskins Rd, and an expansion of Cogan's Crossing for Plats 8-14. Construction plans have been approved for the Reserve at Martindale Plat 2 and she anticipates the final plat being reviewed by the Planning Commission in the near future.

Planning, Zoning and Economic Development Committee of City Council held a committee meeting on Monday, June 3rd at 6:00pm. The topics included reviewing the East Wooster Street White Paper. The committee also released a list of priorities, which she supplied copies of to the Planning Commission. Another meeting has been scheduled for Monday, July 15, 2019 at 6:00pm.

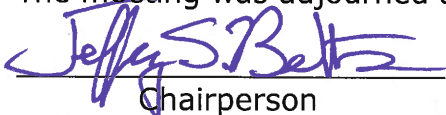
Ms. Sayler said they are still working through the process of hiring a firm for the Zoning Code update.

She said a public hearing was held on June 17, 2019 by City Council regarding the rezoning of 525 Ridge Street and later in the meeting the ordinance was been approved. A public hearing was also scheduled for Monday, August 5, 2019 at 6:45p for the recommended rezoning of 140 South Grove Street. Also, the Historic Preservation Commission had a speaker from the State Historic Preservation Office at the Courthouse on Friday, June 28, 2019.

Ms. Sayler said she will be attending the Ohio Town and Gown Summit at Kent State University on July 18 and 19, 2019. She stated that Mayor and Mrs. Edwards will also be in attendance.

ADJOURNMENT

The meeting was adjourned at 8:37 p.m.


Chairperson

Secretary